

Planning (Listed Buildings and Conservation Areas) Act 1990.

4/20/2316/OL1

NOTICE OF LISTED BUILDING CONSENT

MC Architecture & Design Ltd
31 South Mossley Hill Road
Mossley Hill
LIVERPOOL
L19 3PY
FAO Mike Crewdson

**LISTED BUILDING CONSENT FOR CONVERSION TO PROVIDE 4 NO. RESIDENTIAL FLATS;
REPLACE EXISTING VENT EXTRACT WITH WINDOW TO FRONT ELEVATION; NEW
CONSERVATION ROOFLIGHT TO REAR PITCH OF MAIN BUILDING; NEW DOORS AND
IRONMONGERY TO REAR ELEVATION OF PREVIOUS EXTENSION; NEW CONSERVATION
PLATEAU ROOFLIGHTS AND LIGHTWELL WITHIN FLAT ROOFED AREA OF PREVIOUS
EXTENSION FOLLOWING REMOVAL OF VENTILATION PLANT AND ACCESS LADDERS**

6 SCOTCH STREET, WHITEHAVEN

6 Scotch Street Ltd

The above application dated 17/08/2020 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Heritage Statement, revision A, dated July 2020, written by MCA Architecture and Design, received 17th August 2020;

Design and Access Statement, revision A, dated July 2020, written by MCA Architecture and Design, received 17th August 2020;
Site Location Plan, scale 1:1250, drawing number 1920-009-01 A, received 17th August 2020;
Existing Floor Plans, sheet 1 of 2, scale 1:100, drawing number 1920-009-02 A, received 17th August 2020;
Existing Floor Plan, sheet 2 of 2, scale 1:100, drawing number 1920-009-03 A, received 17th August 2020;
Existing Elevations, sheet 1 of 2, scale 1:100, drawing number 1920-009-04 A, received 17th August 2020;
Existing Elevations, sheet 2 of 2, scale 1:100, drawing number 1920-009-05 A, received 17th August 2020;
Proposed Site Plan, scale 1:200, drawing number 1920-009-006 A, received 17th August 2020;
Proposed Floor Plan, sheet 1 of 2, scale 1:100, drawing number 1920-009-10 A, received 17th August 2020;
Proposed Floor Plan, sheet 2 of 2, scale 1:100, drawing number 1920-009-11 A, received 17th August 2020;
Proposed Elevations, sheet 1 of 2, scale 1:100, drawing number 1920-009-20 A, received 17th August 2020;
Proposed Elevations, sheet 2 of 2, scale 1:100, drawing number 1920-009-21 A, received 17th August 2020;
Reynaers Slimline 38 Windows and Doors specification, received 6th October 2020;
Photographs, received 6th October 2020;
Conservation Rooflight Technical Data Sheet and Specifications, received 6th October 2020;
Email received from Mike Crewdson regarding details of the development, received 6th October 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Prior to any works to the windows, rooflights, external doors and lightwell hereby approved, full detailed drawings showing their exact locations and specifications must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

In order to maintain the overall character of the property and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

4. Prior to any works on the front door facing Scotch Street, full details of proposals including a scheme for cleaning, repair and repainting must be submitted to and

approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To ensure the traditional character of the front elevation is retained and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in dark ink, appearing to read 'N. S. Hayman', with a stylized flourish at the end.

08th October 2020

PP Pat Graham
Chief Executive

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.